

## Digital Realty Trust Reports Strong Leasing Activity in the First Quarter of 2008

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SAN FRANCISCO, April 28 /PRNewswire-FirstCall/--- Digital Realty Trust, Inc. (NYSE: DLR), a leading owner and manager of corporate and Internet gateway datacenters, is reporting leasing results for the first quarter ending March 31, 2008.

The Company commenced leases during the quarter totaling approximately 334,800 rentable square feet of space. This includes 256,200 square feet of Turn-Key Datacenter(TM) space leased at an average annual GAAP rental rate of \$119.25 per square foot, 46,300 square feet of Powered Base Building(TM) space leased at an average annual GAAP rental rate of \$52.42 per square foot, and 32,300 square feet of non-technical space leased at an average annual GAAP rental rate of \$19.31 per square foot.

The Company signed leases during the quarter totaling 260,200 square feet of space. This includes 106,400 square feet of Turn-Key Datacenter(TM) space leased at an average annual GAAP rental rate of \$100.05 per square foot, nearly 120,000 square feet of Powered Base Building(TM) space leased at an average annual GAAP rental rate of \$67.60 per square foot, and 33,800 square feet of non-technical space leased at an average annual GAAP rental rate of \$25.93 per square foot.

"We are continuing to experience strong demand for our Turn-Key Datacenter(TM) and Powered Base Building(TM) solutions from a diverse base of customers throughout our top markets," commented Michael F. Foust, Chief Executive Officer of Digital Realty Trust. "Those markets include New York Metro, Northern Virginia, Chicago, Dallas, Phoenix, San Francisco and Silicon Valley in the U.S. and London, Dublin and Paris in Europe."

Chris Crosby, Senior Vice President of Sales and Technical Services for Digital Realty Trust added, "Customers from a variety of industry sectors, including financial services, corporate enterprise, and Internet enterprise, as well as managed service providers and IT outsourcing companies are seeking both Powered Base Building(TM) and Turn-Key Datacenter(TM) solutions to meet their own or their customers' requirements for state-of-the-art datacenter space. In fact, we have seen a particular increase in demand for outsourced solutions from customers looking for ways to cut costs under today's challenging market conditions."

About Digital Realty Trust, Inc.

Digital Realty Trust, Inc. owns, acquires, redevelops, develops and manages technology-related real estate. The Company is focused on providing Turn-Key Datacenter(TM) and Powered Base Building(TM) datacenter solutions for domestic and international tenants across a variety of industry verticals ranging from information technology and internet enterprises, to manufacturing and financial services. Digital Realty Trust's 71 properties, excluding one property held as an investment in an unconsolidated joint venture, contain applications and operations critical to the day-to-day operations of technology industry tenants and corporate enterprise datacenter tenants. Comprising approximately 12.6 million square feet as of April 1, 2008, including 2 million square feet of space held for redevelopment, Digital Realty Trust's portfolio is located in 26 markets throughout Europe and North America. For additional information, please visit Digital Realty Trust's website at <http://www.digitalrealtytrust.com>.

Safe Harbor Statement

This press release contains forward-looking statements which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially, including statements related to customer demand. These risks and uncertainties include adverse economic or real estate developments in our markets or the technology industry; our failure to obtain necessary outside debt or equity financing; our dependence upon significant tenants; bankruptcy or insolvency of a major tenant; downturn of local, national or global economic conditions in our geographic markets; our inability to comply with the rules and regulations applicable to public companies or to manage our growth effectively; difficulty acquiring or operating properties in foreign jurisdictions; defaults on or non-renewal of leases by tenants; increased interest rates and operating costs; restrictions on our ability to engage in certain business activities; risks related to joint venture investments; decreased rental rates or increased vacancy rates; inability to successfully develop and lease new properties and space held for redevelopment; difficulties in identifying properties to acquire and completing acquisitions; increased competition or available supply of data center space; our failure to successfully operate acquired properties; our inability to acquire off-market property; delays or unexpected costs in development or redevelopment of properties; our failure to maintain our status as a REIT; possible adverse changes to tax laws; environmental uncertainties and risks related to natural disasters; financial market fluctuations; changes in foreign currency exchange rates; changes in foreign laws and regulations, including those related to taxation and real estate ownership and operation; and changes in real estate and zoning laws and increases in real property tax rates. For a further list and description of such risks and uncertainties, see the reports and other filings by the Company with the United States Securities and Exchange Commission, or SEC, including the Company's annual report on Form 10-K for the year ended December 31, 2007, and subsequent reports Form 8-K filed with the SEC. The Company disclaims any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

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